

## MINUTES

### BOARD OF ADJUSTMENT HEARING

May 11, 2011

#### ATTENDANCE

##### Board Members

##### ATTENDED

1. Bill Arendell, Chairman
2. Hartley Turley
3. James Maloney

##### ABSENT

##### Staff Attendance

1. Bill Fraley, Planner II
2. Doris Hernandez, Secretary

Meeting held at the Navajo County Board of Supervisors Chambers, Holbrook, Arizona – Time: 10:00a.m.

Bill Arendell called the meeting of the Navajo County Board of Adjustment to order and explained the meeting procedures to the public. Mr. Arendell then led the Pledge of Allegiance.

**Item #1 – VARIANCE:** Discussion and possible Board action on a request by the Lakeside Fire District for a variance, pursuant to Section 2802.2 of the Navajo County Zoning Ordinance, from the six (6) foot maximum fence height allowed to allow the District to construct a seven (7) foot high fence around a portion of the site. This property is known as APN: 212-23-016A, Section 23, Township 9 North, Range 22 East, located on lot # 016A of the Hidden Pines subdivision in the Lakeside area. Case # 11:03.

**Bill Fraley** gave a brief description of the property in question. **Mr. Fraley** displayed a map of the parcel and explained the reasons for the Variance request. Fraley stated there would be some onsite grading for a training area, and a detention basin. The onsite and offsite drainage will be improved. The wall/fence will also act as a retaining wall.

Hartley Turley asked what was the reason the maximum allowable height is only 3.5 ft. on the one side. **Bill Fraley** answered that this typically deals with corner lots and is a visual issue on the corner so that one can see if cars may be coming in the opposite direction. **Mr. Turley** asked if there was going to be a site issue with traffic entering the street with the wall considerably higher. **Bill Fraley** answered that the actual street corner is about 30- 40 ft. from the highway. **Kirk Webb** advised that from Hwy 260 it is about 90 ft. to the beginning of the wall, and going the other direction it is over 100 ft. to the next corner.

Mr. Turley asked if there were any turn-ins there. **Mr. Webb** answered “no”, this was the front parking.

**Mr. Webb** came forward to speak. He stated that the reason behind this was that they needed to increase their parking area and the ability to have a training facility on the site. He added that there is a perceived amount of rain water and storm water going on to the 3 properties adjacent to the Fire Station so they devised this project so that they can keep all of the runoff water from storms on their property and meter the flow off. There is a detention pond that is built on the site so that it can meter the water to a certain flow so that it is not impacting the offsite area at a large rate of speed depending on the storm. All of the water on the site goes into the detention pond and then goes out into the ditch. They wanted to go with a block wall so that it will last a lot longer with less maintenance and create a sound barrier for the neighbors since they have had a few complaints with the trucks.

**James Maloney** asked if they have a future use for wire on top and if that is to keep people out of the parking lot if there is some equipment. **Mr. Webb** replied that they are trying to create a secure facility, the old fence had barbed wire at the top; they don't have any intention of putting the wire up, but if the need ever arises, then it would be taken care of.

**Mr. Turley** made a motion to approve the Variance under **Resolution #11:01B**. **Mr. Maloney** seconded the motion. Motion passed unanimously (3 to 0).

**Item #2 – VARIANCE:** Discussion and possible Board action on a request by William and Michael Ann Whitlow for a variance, pursuant to Section 2802.2 of the Navajo County Zoning Ordinance, from the twenty (20) foot rear yard setback requirement to allow a mud room and kitchen addition to be constructed within sixteen (16) feet of the rear property boundary. This property is known as APN: 206-41-075, Sect. 28, T 12 N, R 17 E, lot # 75 of Forest Trails Unit I in the Overgaard area. Case # 11:08.

Chairman Arendell declared a conflict of interest and turned the proceedings over to Mr. Turley. Mr. Arendell vacated the dais and did not participate in the hearing.

**Bill Fraley** gave a brief description of the property and displayed a map of the property. He then presented the proposed variance request. Mr. Fraley explained that he and other PW department members had visited the site. The site is sloping, treed, and has little to no level areas for building. Staff agreed the applicant had chosen the best location for the addition. Every homeowner and property owner within 300 feet of this site had been contacted and had voiced their consent for the request. The Homeowners' Association had met and granted their permission to the Whitlows variance request. The Public Works Department recommends approval of this variance request.

**William Whitlow**, owner of the property, came forward to speak. He stated that on the rear of the house there is currently a 10'x 8' patio. They are not extending the room depth back any deeper than the 8' that is currently there. They are just lengthening the area to include the kitchen and the dining room. He added that they bought the house in 2003 and has since done some remodeling. They moved into the house in 2006 and needed to expand the kitchen and the dining room since they were too small.

**Hartley Turley** made a motion to approve the Variance under **Resolution #11:02B**. **James Maloney** seconded the motion. The motion passed unanimously (2 to 0).

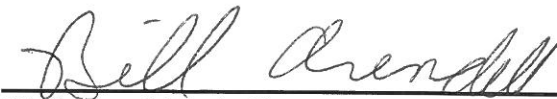
Bill Fraley complimented both applicants for the completeness of their variance proposals. Bill Arendell returned as chairman to conduct the remainder of the meeting.

**Item #3– Possible approval of the minutes for the November 10, 2010 meeting.** Bill Arendell made a motion to approve the minutes. Hartley Turley seconded the motion. Motion passed unanimously (3 to 0).

**Item #4 – Board Members comments and/or directions to staff.** The Board Members may use this time to offer additional comments regarding any item on this agenda or any other topic; and the board may direct Development Services Department Staff to study or provide additional information on topics of the Boards' choosing.

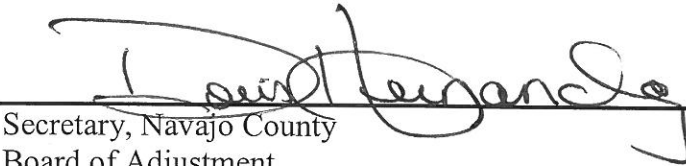
With there being no further business to come before the Board of Adjustment, the meeting was adjourned at 10:20 a.m. A motion was made to adjourn the meeting by Mr. Turley. Mr. Arendell seconded the motion. Motion passed unanimously (3 to 0).

Approved this 10<sup>th</sup> day of August, 2011.



Chairman, Navajo County  
Board of Adjustment

ATTEST:



Secretary, Navajo County  
Board of Adjustment